152.0	0008	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,400 /	622,400
					USE VALUE:	622,400 /	622,400
					ASSESSED:	622,400 /	622,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERTHIAUME CHERYL
Owner 2:	MORAN EDWARD J JR
Owner 3:	
Street 1:	41 HAWTHORNE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,397 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Aluminum Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6397.000	131,900	1,000	489,500	622,400
Total Card	0.147	131,900	1,000	489,500	622,400
Total Parcel	0.147	131,900	1,000	489,500	622,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 656.54 | /Parcel: 656.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101099
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	131,900	1000	6,397.	489,500	622,400	622,400	Year End Roll	12/18/2019
2019	101	FV	119,000	1100	6,397.	458,900	579,000	579,000	Year End Roll	1/3/2019
2018	101	FV	119,000	1100	6,397.	379,400	499,500	499,500	Year End Roll	12/20/2017
2017	101	FV	119,000	1100	6,397.	348,800	468,900	468,900	Year End Roll	1/3/2017
2016	101	FV	119,000	1100	6,397.	318,200	438,300	438,300	Year End	1/4/2016
2015	101	FV	118,400	1100	6,397.	312,100	431,600	431,600	Year End Roll	12/11/2014
2014	101	FV	118,400	1100	6,397.	290,000	409,500	409,500	Year End Roll	12/16/2013
2013	101	FV	118,400	1100	6,397.	276,000	395,500	395,500		12/13/2012

!11948!

PRINT

Date	Time
12/11/20	02:04:27

LAST REV

Date	Time
05/31/18	14:25:54
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11948

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLSON SYLVIA	27593-197		8/20/1997		188,000	No	No		Y

USER DEFINED

Prior Id # 1:	101099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2009	1154	New Wind	7,328					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
11/17/2008	Meas/Inspect	336	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6397		Sq. Ft.	Site		0	80.	0.96	9									489,529						489,500	

Total AC/HA: 0.14685 | Total SF/SM: 6397 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 489,529 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	191155
Depreciation:	59258
Depreciated Total:	131897

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

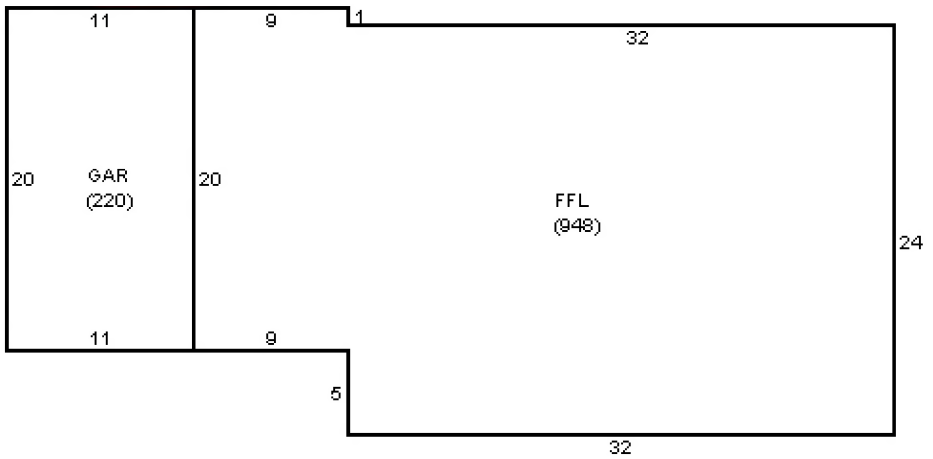
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	112.93
Final Total:	131900	Val/Su SzAd	139.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	129.530	122,797
GAR	Garage	220	26.630	5,858

Net Sketched Area:	1,168			Total:	128,655
Size Ad	948	Gross Are	1168	FinArea	948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X26	A	AV	1983	3.05	T	28.8	101			1,000			1,000
2	Frame Shed	D	Y	1	6X8	F	FR	1983	0.00	T	36	101						

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000

IMAGE

AssessPro Patriot Properties, Inc